CITY REAL ESTATE FOR SALE.

A FOUR STORY ENGLISH BASEMENT BROWN atone House for sale, on Thirty-eighth street, near Pitth avenue price \$30,000. H. R. Dicke & CO., No. 3 West Pwenty-third street, Pitth Avenue Hotel. FIRST CLASS BROWN STONE HOUSE, 4 STORY high stoop, 25x6ex100; frescoed throughout; 56th et, near 5th avenue, for sale at a bargalu, et, P, SEYMOUR, 171 Broadway.

NEW AND ELEGANT HOUSE. 4 STORY HIGH stoop brown stone, 77x66 and 35 feet extension; te near 5th avenue, below 59th street; a bargain W. P. SEYMOUK, 171 Broadway.

An EXTRA LARGE FOUR STORY BROWN STONE
House, northwest corner Manison avenue and Seventy-fourth street: hardwood throughout and finished in richest style price low; terms casy. Apply to owner, W. H. MEAD, 67 Wall street. NEW AND ELEGANT FOUR STORY HOUSE, cabinet finish, finest part of the city, cheap for cash, oby to owner, on premises, 33 East Sixty-first street, at Madison avenue.

A LL INFORMATION CONCERNING FIRST CLASS
Dwellings on Fifth avenue, Madison avenue, and
crows streets, from twenty-sixth street to and tronting
Central Fart, can be obtained from William TRIST
Ballet, who unless a specialty of above location,
Offices—182 Broadway and 237 Broadway, corner of
Park place, opposite New Fost office. N.B.—Several decided bargains.

A. -ELEGANT DWELLINGS CHEAP. 18 EAST 57TH
A. st., 22, 22 West 55th st., Nos. 1, 17 East 53d st., 22, 31
West 52d st., 15 East 48th st., 31 West 39th st., No. 7 West
54th st., 5th av., 438, 534, 781.
V. K. SFEVENSON, Jr., 11 Pine street.

A THREE STORY BROWN STONE, FORTY NINTH street, near Fifth avenue, in fee, \$28,000; four story, Pitty-first street, \$22,000; make an offer, MORRIS B. BABI, 996 Sixth avenue.

CHANCE TO BUY A CHEAP HOUSE IN TWENTY second street, near Sixth avenue, three story high p brick, only \$17,500, Carpets, Mirrors and Curtains neiuded. OGDEN & CLARK, Broadway and Seventeenth street A. MURRAY HILL.—FOUR STORY BROWN STONE 20 feet front, painted and frescoed throughout mantel mirrors. 4c.; \$39,000; possession.

1. J. DUNKIN & CO., 384 Third avenue.

A FOUR STORY BROWN STONE HOUSE ON LEX-ington avenue; 20 lect wide; newly painted, and rescoed; will sell cheap; also a fine four story House as great baryain. F. ZIT-ZIL, 1,036 Third avenue, 25

A FIRST CLASS FIFTH AVENUE HOUSE AND LOT, finished in most expensive style, for sale for less PHALON & SLOAN, 31 East Seventsenth street. FIRST CLASS FIVE STORY NEW IRON FRONT Bullaing store, on Broadway, for saile at a sacribee; property is above Canal street, and only \$20,00 cash ured; balance on bond and mortgage. PHALON & SLOAN, 31 East Seventeenth street.

A -BARGAINS, -FIFTH AVENUE, MAGNIFICENT nue, four story brown stone, 21 feet wide, 454,000; Fifty-third street, near Fifth avenue, four story brown stone, 21 feet wide, 454,000; Horallish basement House, near Fifth avenue (Murray Hill), 438,000; splendid little House, 516,000.

WILLIAM TÜCKER, 220 Fifth avenue.

A FIRST CLASS FOUR STORY BROWN STONE between Fifth and sixth avenues, at a bargain, \$27,000. ALLEN, DOULRY & HENRIQUES, 1,250 Broadway, corner Thirty-second street. BROADWAY CORNER STORE, 1,409—ENTIRE BUILD-ing, very cheap; only \$1,200. Possession immediately, will lease. Capital location for grocery, hardware,

THOMPSON, 1,454 Broadway DECIDED BARGAIN.—FOR SALE, A SPLENDID four story brown stone House, just east of Fifth average and above Sixtieth street; well built and finished; E. H. LUDLOW & CO., No. 3 Pine street. FOR SALE-BUILDING 52 WEST NINETEENTH street, between Fitth and Sixth avenues, suitable for a store, manufactory or workshops; possesson immediately; terms easy. Apply on the premises, at 9 A.M., 12 M. or 5 P. M.

FOR SALE—NEAR CENTRAL PARK ENTRANCE (west side), two new four story brown stone Houses; 5x48350; finished in hard wood throughout; price \$25,000 each; terms easy. JOHN McCLAVE, No. 1 Pine street. FOR SALE—A THREE STORY BROWN STONE House, all improvements, 18.9x46x100: lately fres-coed and painted all through: very cheap and on easy terms. Apply to owner, 59 East 125th street, near Madi-son avenue.

POR SALE-ELEVENTH STREET, NEAR POURTH avenue (\$10,000, 2\( \) story brick House, in com-plete order, and a stable on the rear; lot \( \) z\( \) ious suvve-sant leasehold. Apply to L. J. CARPENTER, 25 Third avenue, Sible House.

FOR SALE—ONE OF THE BEST HOUSES ON LEX ington avenue, with splendid Furniture, all for \$33,000; very easy terms. For sate, a splendid private House on Lexington avenue, near Thirty-fourth street, for \$27,000. For sate, a 25 feet by 60, lot 106, on Eleventh street, five stories high, brown stone, for \$24,000.

HYLAND, 342 East Nineteenth street

FOR SALE—A BROWN STONE HOUSE, BETWEEN Fifth and Sixth avenues, with or without Furniture. YATES, 888 Sixth avenue, corner Fittieth street. FOR SALE—A THREE STORY AND BASEMENT brick House, 22x45x100, 107 East Fortieth street, be-tween Park and Lexington avenues. Apply on premises or at 35 Fulton street.

FOR SALE-ON UNION SQUARE, FIRST CLASS HO tel, elegantiy furnished throughout, with long least and stores bringing a large moome. Parties wishing a first class paying hotel will have an opportunity to get a favorable purchase. RICHARD V. HARNETT, 111

FOR SALE VERY LOW-A BEAUTIFUL FOUR ween Pitth and Sixth avenues, HENNESSY & POPPER, 940 Third avenue PIPTH AVENUE.—SEVENTY-PIVE PERT PRONTING Central Park, high ground for sale; \$25,000 cash, balance on time. Address GROVER, box 216 Herald ince.

CYIFTH AVENUE AND BIGHTY-POURTH STREET southeast corner, for sale—Excavated ready for ling and connected with sewer: a splendid opportu Apply at 14 East Sixty-third street.

HOUSE AND FURNITURE FOR SALE AND POS-session immediately—A fully furnished freestone four story and basement House, in the very best condi-tion. in West Ninth street, between Fitth and Sixth ave nues, with all the rich carpets, chandellers and mirrors, can now be obtained at a very low price and terms to suit; possession at once if required. For particulars inquired F. COLTON, No. 53 hast Thirteenth street, near Breadway.

LOTS ON FIFTH AND SIXTH AVENUES, EIGHTY-Let seventh and 125th streets to exchange for City Property; near by Country Sea, free and clear, for filinois and lowa Lands; Farms in New Jersey and Westchester county, N. Y., for City Property. \$14,00 wanted on first mortgage of city improved property. Wanted, well rented House, centraily located, cheap for cash. Apply to L. GOLDMARK, 33 Park row.

LOTS ON FORTY-SEVENTH STREET-NEAR MADI-son avenue and Windsor Hotel; desirable for private stables or business purposes; for sale cheap; easy terms. HALL J. HOW, 12 Pine street.

NOW IS YOUR CHANCE FOR SECURING A BARgain by purchasing a four story brown stone House on Stray-first street, near Madison avenue.

MARTIN DUNN, 22 Broadway. 5 TH AVENUE, ABOVE 42D STREET.—A MODERN, extra wide corner House; elegant order; price reasonable; others on the avenue; 485,000 to 520,000.

W. P. SEYMOUR, 171 Broadway.

5TH AVENUE, NEAR FIFTIETH STREET.—ELE-gant full size high stoop brown stone Dwelling cheap. V. K. STEVENSON, Jr., II Pine street.

30TH STREET.—THREE LOTS NEAR SIXTH AVE-nue for sale or to lease; three on Gansevoort, near West. Apply to owner, 240 West Fifty-fifth street.

\$27.000 - FINE BROWN STONE HOUSE, 3 between 6th avenue and Broadway.

W. P. SEYMOUR, 171 Broadway.

\$46.000 - MODERN FIRST CLASS HOUSE, 50 order; 54th street, between 5th and Madison avenues.

W. P. SEYMOUR, 171 Broadway.

A GREAT BARGAIN.—20 LOTS, ON 144TH, 145TH and 146th streets, near Third avenue, in the Twenty third ward, for sale, at \$20,000, to close an undivided interest: streets are upon the new established grades; have gas and flagged sidewalks; assessments all paid; easy terms.

F. G. & C. S. BROWN, 90 Broadway.

A. -22 FEET BY 70 FEET, LOT 125 FEET, FIVE story brown stone House on Second avenue, near Tenth street, \$25,000; a 25 test three story private House on Eighteenth street for \$18,000; a splendid House on Twentieth street for \$18,000; two of 21 test on Twentieth and Twenty-first streets, both for \$15,000.

HYLAND, 342 East Nineteenth street.

A BONNE BOUCHE POR THE ELITE.—THE FOUR story brown stone House No. 727 Lexington avenue; size 16.8x50x95; price, \$22,800.

A NEW PIVE STORY BRICK (WITH STORE) TEN-ement House, East Forty-second street; rent \$3,100; must be sold; other very cheap Properties, MORRIS B. BAER. 72 West Thirty-fourth street. A CHANCE TO PURCHASE A NICE HOUSE ON Seventy-second street—Three stories, high stoop, brown stone, all improvements in complete order.

THOMAS C. VACHE, WI Third avenue.

A VENUE B PROPERTY (NO. 40) FOR SALE—TO close an estate; 24x89: brick House; price \$18,000. Terms easy. Apply to PEARSON & TALLMAN, Sixth avenue, corner of Twenty-fourth street.

A NXIOUS TO SELL THREE STORY HIGH STOOP brick House, Seventy-eighth street, near Third ave-nue; two low priced tots takes in part payment. MORRIS B. BAER, 72 West Thirty-fourth street.

A FOUR STORY HOUSE, 25120; POUR STORES ON avenue below Forty-second street for two-thirds cost, \$3.000 to \$4,000 cash to a prompt buyer. Inquire of E. P. SMITH, First avenue, between Porty-first and Porty-second streets.

A BARGAIN.—FOR SALE, A THREE STORY BROWN stone House, all improvements, 20x30x100.5, very cheap; price \$21,500. Inquire of owner, on the premises, No. 154 East Seventieth street.

BARGAIN.—THREE STORY FRAME, BRICK FILL-ments; built by owner by days work in Haricm, 130 feet from Boulevard, 20x0x100; worth at 0.00; most be sold; 20,500, cash 23,000. JOHN J. COALD College Agent, 120 Park avenue, opposite Grand Central Depot.

BROOME STREET, BETWEEN BOWERY AND Broadway, north side, 50x116, with an Len Elizabeth alreet, suitable for large store or manufactory. Address SCHOFIELD, box 214 Herald office. CLOSE TO FIFTH AVENUE.—FOR SALE, ONE OF the finest brown stone front new Houses in the city; is built and finished in the most complete manner: has every improvement; full lot Apply on premises, 12 Rest Sixty-third street.

OOR SALE—POUR STORY HIGH STOOP BROWN tone French Flats first story all bardwood, with it improvements on each floor, including refrigerators.

CITY REAL ESTATE FOR SALE. East Side.

FOR SALE—ON MURRAY HILL, CHEAP, TO A prompt buyer, the new first class tour story high stoop brown stone House No. 146 Fast Thirty-seventh street; 20x30x100; has been lately ov-rhanded, painted and frescoed, built by day's work for the present owner, and has all the latest improvements. Apply on the precises, Don't forget the number.

J. COAR. POR SALE FINE FIVE STORY HOUSE, FINISHED basement and sub-ceilar. Third avenue, below seventy-ninth street; \$21,00; rare chance. It. BERN HARDT, (01% East Thirteenth street, corner avenue B.

OR SALE-55 BEEKMAN STREET, FOUR STORY

POR SALE—NORTHEAST CORNER OF SECOND avenue and Seventy-tourth street, dve first class brown stone Stores, French Flat Dwelling Floors, with all improvements. Apply on premises or to owner, 208 East Eighty-second street.

FOR SALE VERY CHEAP-SEVERAL FINE TENE. h 25x72x100 feet. HENNESSY & POPPER, 940 Third avenue. OR SALE CHEAP-TO CLOSE OUT AN ESTATE, two brick Houses 119 Mulberry street. Inquire of ORGE S. WALSH, No. 8 Sixth avenue, on Monday, ween Sand 17 A. M.

HARLEM.—TWO STORY HIGH STOOP FRAME, ALL improvements; \$6,00; two story frame, \$4,500; do., \$5,000; First avenue corner lot. \$8,000 JOHN A. LINSCOTT, 1,201 Third av., near 109th st. HOUSE AND LOT 245 EAST FOURTEENTH STREET, dirst house west of Second avenue, north side, with mirrors and gas fixtures, for sale low; lot 26,2x,03.3, house 61 feet; brown stone, four stories, high stoop and in perfect order; built by day's work. Can be seen by permit only, for which and particulars apply to G. H. & E. J. WITTHAUS, 496 Broadway, opposite St. Nicholas Hotel.

HARLEM.—AN ELEGANT THREE STORY HIGH ments; worth \$13,000; will sell this week tor \$9,750; cash \$2,250; a sacrifice.

B. BROWNE, 2,332 Third avenue.

HARLEM -FOR SALE, A BEAUTIFUL THREE marble and mantels of the latest design; on north side of 13th street, second house west of Futh avenue; keys in an adjoint house owners. MASKELL & MEIGHAM, 1,991 Third avenue. MORTGAGES TAKEN IN PAYMENT FOR A five story Tenement House in Delancey street. Apply to W. E. WARING, 62 Bowery, corner Canal street.

NEAT THREE STORY BROWN STONE NEW HOUSE on \$\frac{2}{3}\text{enst 122d}\$ street, near the boat landing; price \$13,000; only \$3,000 cash.

E. H. LUDLOW & CO., No. 3 Pine street.

\$11.000 FOR THREE STORY HIGH STOOF east of Third avenue. PHALON & SLUAN, 31 East Seventeenth street.

\$17.500 WILL BUY A FOUR STORY AND basement brick private Dwelling, located in Thirty-first street, between Lexington and street, between Lexington indid order; painted through F. ZITTEL, 1,025 Third aven West Side.

PLOT OF GROUND ON THE DYKEMAN ES tate, between Broadway and military paradul; \$7,200; part cash. WEBSTER, 873 Eighth av. A BARGAIN.—FOR SALE, A 4 STORY BROWN stone House, with store and Rasement, Eighth avenue, near Forty-second street, all in good order, and rented to one party; price only \$5,5000; very easy terms. JAMES R WATERLOW, \$79 Sixth avenue. FOUR STORY HIGH STOOP HOUSE POR SALE on Twenty-third street, near Ninth avenue, 25x60 0; price \$22.400, half cash. H. B. DREW & CO., No. 3 West Twenty-third street, Fifth Avenue Hotel.

A BONA FIDE OFFER -TO CLOSE A PARTNER-ship, four very choicely located Boulevard Lots will be sold at an immense sacrifice. Apply to WILLIAM TRIST BAILEY, 237 Broadway, opposite they find Park. A THREE STORY HIGH STOOP BRICK HOUSE, West Thirty-fourth street; modern conveniences fine order throughout. H. V. MEAD, 422 Eighth av. PIRST CLASS WELL BUILT POUR STORY brown stone House, 25,60x100, on Fifty-seventh et, near Eighth avenue price, \$45,000; offer wanted. E. H. LUDLOW & CO., No. 3 Pine street.

BARGAIN.—POUR STORY BRICK DOUBLE TEN ement: full lot; West Firty-second street; \$17,000 e an offer; others from \$19,000 to \$25,000. MORRIS B. BALR, 996 Sixth avenue. BUSINESS PROPERTY FOR SALE-399 GREENWICH street, northeast corner Beach, 25x100. Apply to HUGH N. CAMP, 106 Broadway.

FOR SALE—A FIRST CLASS RESIDENCE, NO. 34 West Fifty-seventh street; high stoop brown stone, three stories, basement and cellar; two bathrooms, three water closest, hard wood finish and all the modern improvements; neighborhood first class and advancing in value immediate possession. Apply to R. 4. 0. 347-368.

FOR SALE—THE PROPERTY KNOWN AS NO. 414
West Sementeenth street. Apply to WARREN S.
WILKEY, No. 5 Beekman street, rooms 18 and 19. POR SALE-ON THE SEVENTH AVENUE BOULE.
Vard, near Central and Morningsde Parks-A first
class four story brown store high stoop House, containing all the improvements; will be exchanged for unencumbered property. Apply to KIERSTED & SMITM.
718 Ninth street.

FOR SALE-SOUTHWEST CORNER OF FOURTY.
sixth street and highth avenue: four first class brown stone stores and French flat dwelling flours above; all improvements; size 25 feet front by 75 feet deep. Apply on premises, or to owner, No. 518 West Porty-sixth street.

FOR SALE TO CLOSE AN ESTATE—A TWO STORY and attic and basement high stoop brick House in Nineteenth street, north side, between Eighth and Ninth avenues; size about 22x3x64; has not and cold water, gas, bath, range, &c.; price \$12,000; possession May I, 1874; can be seen from II to 1 o'clock.

J. DENHAM & CO., 256 West Twenty-third street.

FOR SALE-POUR STORY BASEMENT HOUSE, furnished, No. 45 South Washington square; lot 25x 125. Apply to HUGH N. CAMP, 106 Broadway.

FOR SALE—AT A LOW PRICE, A SINGLE LOT, ON West Seventy-seventh street, opposite Manhattan square; terms easy.

E. H. LUDLOW & CO., No. 3 Pine street.

FOR SALE OR TO LET—HOUSE AND LOT ON 182D street, near the Grand Boulevard; a magnificent view of the Hudson. For price and terms apply to M. S. MORK, 91 Mercer street, second loft, or to W. N. GRISWOLD, 74 Broadway.

### Steam elevator, startings: will let separate or together. Inquire on premises, \$22 West Thirty-third street.

HOUSES FOR SALE—BY ISAAC HONIG, 111 BROAD—WAY, FOOTIS 6 and H, basement.

Nos. 121 West 13th, \$25 East 14th, \$112 East 15th, Living-stop place, corner 15th; \$129 East 17th, \$27 West 18th, \$25 East 14th, \$112 East 15th, \$122 East 12th, \$25 West 18th, \$25 East 14th, \$112 East 15th, \$232 and \$29 West 23th, \$25 and \$28 West 28th, \$22 East 21st, \$23, \$232 and \$29 West 23th, \$24 and \$25 West 28th, \$24 East 34th, \$24 East 32th, \$25 East 32th, \$28 East 34th, \$24 East 32th, \$24 West 33th, \$24 East 35th, \$25 East 55th, \$25 Eas

HOUSES FOR SALE ON IRVING PLACE—NOS. 56, 58 59 and 62, cach \$25,000; also on Hudson street, 255, 257, 299, 2694, each \$3,000; also 243 East Twenty-fith street, west of Second avenue; also two Houses on Pittv-ninth and Sixtieth streets, each \$10.500; one-private House on Bank street for \$16,000. Apply to JAMES HYLAND, 342 East Nineteenth street.

JOHN S. PIERCE, 106 BROADWAY, HAS FOR SALE, and offers at a bargain and on easy terms, two full Lots, on corner of Grand Boulevard and below 152d st. Lots, on corner of Grand Boulevard and below 152d st.

TO CAPITALISTS, SPECULATORS, BUILDERS, &C.—
For sale, on very high ground, within 3 blocks of
Central Park and quite close to Broadway, an elegant
corner plot of a little over four rull lots, very suitable for
church, theatre, club house, hotel, French flats, &c., &c.;
more land can be had if desired; price low and terms
reasonable. JAMES R. WATERLOW, SP Sixth av.,
between Forty minth and Fittleth streets.

THREE LOTS FOR SALE, 75 FEET FRONT BY 190—
two in Fittleth street, between Sixth and Seventh
avenues; one on First avenue, between Fifty-ninth and
Sixtleth streets. Inquire of the owner, No. 102 West
Fitty-third street.

WELL PAYING STORE AND DWELLING PROP.

Well Paying Store and Dwelling Property for in Canal street, \$15,000; house in 19th street, west of 6th avenue, \$12,500; house in 19th street, west of 6th avenue, \$12,500; in Jane street; Store in 6th avenue; Store in 19th avenue; Store in Hudson street. The property is all very desirable and will be sold greatly under its value. Apply at the owner's, 603 lindson street.

3 STORY HIGH STOOP HOUSE ON THIRTY FOURTH street, between Seventh and Eighth avenues, suitable for a doctor, with stable in the rear, on Thirty-fifth street, 252-201; will be sold cheap or trade for Tenement Property. B. S. LEVY, 271 West Thirty-cighth street.

OTH AVENUE AND FIFTY-SIXTH STREET, CLOSE to Broadway, Grand Boulevard and the Circle-Three full Lots for saie cheap; easy terms. F. G. & C. S. BEOWN, 30 Broadway. \$11.000 FOR TWO BRICK HOUSES (FRONT near Eighth avenue.

\$1 East Seventeenth street, FRALON & SLOAN, 31 East Seventeenth street.

\$14.000 WILL BUY A THREE STORY AND EXtension high stoop brown stone House, in perfect order and all improvements, in Forty-third street, near Ninth avenue, on easy terms.

JOHN SHIRLEY & SON, 81 Cedar street.

\$20.000. FOR SALE LOW, EASY TERMS, twenty-second street; also three brown stones, on Lee avenue, Brooklyn; price \$3,000. RUFUS K. WCHARG, 135 Broadway.

FOR SALE-SEVERAL SMALL HOUSES ABOVE Thirty-fourth street, from \$15,000 to \$20,000.

F. S. GOLDEN & CO., 957 Sixth avenue.

CITY REAL ESTATE FOR SALE Miscellancous.

FOR SALE—THE FEE OF A LOT LEASED FOR 21 years at \$3.000, taxes and assessments, with two renewals; price, \$47,500. GEORGE CODLING & SON. 114 and 1,372 Broadway. HOUSES FOR SALE—PANIC PRICES, ROM \$10,000 to \$400,50; from \$50,000 to \$100,000 and upwards; Third, Sixth and Eighth avenue properties, singly or parcels; Acres of Lots on most every portion of the island, at prices to suit purchasers; also Acres and Plots in the Twenty-third ward. JOHN KAVANAH, northeast corner Forty-second street and Sixth avenue.

OWNERS OF PROPERTY IN NEW YORK OR VI-cinity, who desire to sell, exchange or lease the same-may have their orders promptly attended to by W. W. LYON, Feal Estate and House Agent, office 7s avenue D. New York.

PROPERTY OWNERS OFFERING REAL ESTATE for sale or rent during the coming season will find it to their advantage to have the same recorded at the old established office of J. ROMAINE BROWN, LSS Broadway, corner of Thirty-third street. No charge for registering.

\$3,000. NEW TWO STORY AND BASEMENT thouses: nine rooms; marble mantels, heater and range; \$250 cash, halance monthly.

J. M. LYLE & CO., 91 Liberty street. \$9.000 Property up town, paying a net profit of \$1,125 per year on investment.

H. PATTBERG, 234 Broadway.

BROOKLYN PROPERTY FOR SALE AND TO LET.

A -BEFORE YOU BUY ELSEWHERE EXAMINE the remaining three of that row of fine brown stone Houses, now just completed, on Macon street, between Marcy and Tompkins avenues, Brooklyn, built by day's work by owner of block, as pattern houses; in material, tyle and location they cannot be surpassed that \$13,000; terms easy. Apply to Mr. DUNN, on premises.

NEW HOUSE-STORE, THREE ROOMS, RENT \$12: Second Floor, four rooms, \$8. Apply before \$1.000 at 204 Orchard street, Greenpoint, Brooklyn, E. D. BUSINESS FOR SALE—A RARE CHANCE.—THE Real Estate Business, with conveniently arranged two story extension Cottage, with office in front; location Brocklyn; good chance to continue a paying business. Address T. J. GLOVER, 2M Walworth street, Brooklyn

BARGAINS—TO QUICK BUYERS, OF WILLIAMS. burg and Nineteenth ward, Brooklyn, Real Estate, for cash: on easy terms or payable in instalments. O. V. HOLCOMB, 89 Broadway, Williamsburg.

FOR SALE—AT A SACRIFICE, THE NEAT COT-tage House No. 35 Fort Greene place, a very choice location, with all modern improvements; price \$6.00; terms easy. DRAKE & CO., No. 9 Willoughby street. FOR SALE—CHEAPEST OFFERED; TWO FIRST class three story brown stone Houses, Brooklyn; perfect order; \$11,000; terms to suft; similar Houses adjoining held at \$14,000. Apply, from 10 12, at 61 Liberty street.

FOR SALE—ON THE HEIGHTS AND VERY NEAR the ferries, the three story high stoop basement and sub-cellar brick House, No. 32 sidney place, between state and Joralemon streets: immediate possession, Apply to J. T. WHITE, No. 22 John street, up stairs, New York.

FOR SALE-IN STIRLING PLACE, BROOKLYN, NO 1 45, between Fifth and Sixth avenues, a new t story brown stone front House, 20x35x100; all modern provements; neighborhood first class; price \$11,500. quire on premises and of owner, F. PHELAN.

FOR SALE—\$5,500—ELEGANT TWO STORY AND basement brick House, 9 rooms, all improvements kosciusko street, near Bediord avenue; also desirable story brick and frame Dwellings, pleasantly situated on Lafayette avenue. G. SWIPI, 230 Dekalb avenue. FOR SALE-CHOICE THREE STORY BRICK STORE on Kent avenue, near Myrtle, occupied as a baker with rear flouse; capital investment: also good payl store Property on Dekalb and Bedford avenues. G. SWIFT, 520 Dekalb avenue

POR SALE ON THE HILL, ON CLERMONT AVE.

nue, between Willoughly and DeKaib avenues,
Brooklyn, a four story brown stone front House, with
extra lot, running through to Vanderhilt avenue; size of
lots, 200x22. This is centrally situated and only 20 minutes from the ferries and Prospect Park. For particulars
address BEEK, Herald office. FOR SALE OR TO LET—CORNER OF UNION AND store, bakery or grocery. Inquire of owner, lul Douglass street, Brooklyn.

FOR SALE OR TO LEASE—SEVERAL LARGE FAC tories, with or without Engine and Boiler, at a sac rifice. REYNOLDS, 133 Ninth street, Williamsburg. JAY STREET, FEW BLOCKS FROM CITY HALL AND ferries. -2% story corner frame Store; lot 25x100; price \$5,000.
W. P. COOK, 235 Washington street, Brooklyn.

TO LEASE-A FACTORY, FOUR STORY BRICK Building; well located, being convenient to all the ferries. Apply to or address B. T. LYNCH, 391 Fulton street, Brocklyn. TO RENT OR FOR SALE—CORNER OF LINCOLN place (Degraw street) and Eighth avenue, close to Park, splendid Villa, 22x85; tota 30x132.

JOHN LACY, 538 Broadway, New York.

WHETHER YOU BUY, RENT, SELL OR EXCHANGE Williamsburg and Nineteenth Ward Brooklyn Real Estate of any description, apply to O. V. HOLCOMB, 39 Broadway, Williamsburg.

NEAT ROOMS TO LET—FURNISHED, AT \$20 A month, at 18 Union place, Greenpoint; three minutes' walk from Twenty-third sirect ferry; or would let to a small family.

\$500 CASH, MORTGAGE \$2,000—DESIRABLE Building Lot; party wall; cellar dug; first class block, in Penn street, between Lee and Marcy avenues, Brooklyn, E. D. Owner, 429 West Sixteenth street.

\$5,000-\$6,000. \$7,000 AND \$3,000 WILL BUY A Home-A safe investment: three story brick Dwellings, 8, 10 and 12 rooms; all improvements. O. V. Holcomb, 89 Broadway, williamsburg.

\$13.000. Three Stale — THE MAGNIFICENT House No. 174 Bedford avenue; every improvement; terms easy. Apply to SPOONER & BAUER, 206 Canal street, New York.

WESTCHESTER COUNTY PROPERTY FOR SALE AND TO RENT.

AT WRITE PLAINS.—FOR SALE OR EXCHANGE, A modern House and 16 Lots, near depot.
HUGH N. CAMP, 106 Broadway. AN OPPORTUNITY—FORDHAM DEPOT, TWENTY12 rooms; gaspipes and water in; stable: 2½ lots, 37,500;
only \$1,500 cash, balance five years or instainents to
Suit

No. 4 Warren street and Fordham.

A HOUSE IN THE CITY INSTEAD OF RENT—AT
Fordham depot, Twenty-fourth Ward; excellent
House; two rul Lots; main Boulevard, 100 feet; only
45.0, 3509 cash; balance in instalments; gas in street.
POTTER BROS. No. 4 Warren street, and Fordham.

A WESTCHESTER FARM OF SEVENTY ACRES and elegant Mansion (value \$20,000) to exchange, free and elear, with \$15,000 cash, for bity Residence. PHALON & SLOAN, 31 East Seventeenth street. CITY OF YONKERS REAL ESTATE OFFICE.—FIRST class Property for sale, to let and exchange.

A. B. HOYT, 243 Broadway, room 6, New York.

FOR SALE—IN WESTCHESTER COUNTY, TWO Farms at a low price; suitable to cut up in lots or plots; twenty miles from City Hall; on railroads. Address box 1,023 Post office.

plots; twenty miles from City Hail; on railroads. Address box 1,622 Post office.

FOR SALE—ON MACOMB'S DAM ROAD, OPPOSITE 200th street, in the new part of the city, Twenty, tourth ward, a neat Cottage, il rooms, stable and 3½ acres, will be sold very cheap. Apply to HUGH N. CAMP, 106 Broadway.

FOR SALE—IN THE TWENTY-FOURTH WARD, near Fordham depot, on Hodman street, 25x12l feet each. Inquire at No. 275 Front street, New York.

FOR SALE—IN THE TWENTY-FOURTH WARD, or a shoeling shop, in the Twenty-third ward; will take part of purchase money in carriages. Call at 1,530 Broadway, for one week.

NEW YORK CITY LOTS, IN TWENTY-FOURTH ward, for \$250 and upward; a great many lots are being bought, the demand increasing daily; a number of houses are being built, which increases the value of the adjoining lots; streets and avenues are opened; property very accessible. POTTER BROS, No. 4 Warren st.

TWENTY-FOURTH WARD.-PARTIES WISHING TO purchase Homes, city and country, will find it to their interests to look over my list.

OLIVER BRYAN, 115 Broadway. YONKERS PROPERTY A SPECIALTY.—FOR FULL particulars of Property for sale or Houses to rent, turnished or unfurnished, in the city of Yonkers, address or apply to THOMAS H. COLLINS, opposite railroad depot, Yonkers.

\$60 A MONTH.—SPLENDID PLACE IN MOUNT of the property of the pr

JERSEY CITY, HOBOKEN, HUDSON CITY AND BERGEN REAL ESTATE. For Sale.

A BARGAIN AT JERSEY CITY.—AN ELEGANT three story basement and subscellar high stoop brick House, iz rooms, all the modern improvements, newly and handsomely finished, its bionable location, near all the jerries; must be sold immediately, as the owner is leaving the city; only \$8,000; easy terms to prompt purchaser. J. M. GIBSON, 31 Montgomery street, Jersey City. Send stamps or call for circular.

Homes for the People at Jersey City.—A handsome two story brick basement House, eight rooms, with 100 foot lot, in splendid order, gas, water, two story and basement brick House, eight rooms, all improvements, any \$4,600; only \$5,000; also a pretty two story and basement brick House, eight rooms, all improvements, any \$4,600; only \$5,000 also and on each, balance in easy payments to suit purchaser; both houses in good locations, lew minutes from the terries; call and see them; office open until 8 P. M.; send stamp or call for circular.

31 Montgomery street, Jersey City.

HOHOKUS, N. J.—FOR SALE, 45% ACRES OF LAND; new House, containing 9 rooms, built in the best manner, with hard missled walls throughout, convenient to two stations on the Eric Rullroad. For particulars apply to W. S. SHERWOOD, 1,274 Broadway. PROPERTY OUT OF THE CITY FOR SALE AND TO RENT.

A COMFORTABLE HOUSE, 12 ROOMS, HALF ACRE bath; 30 minutes from city; rent \$30 a month it taken at once, if from May 1, \$30. Address HERALD OPPICE, Rutherfurd Park, N. J. A HOTEL FOR SALE-PAIRFIELD HOUSE, FAIR-field, Conn., to close estate of Lewis F. Cleveland; unfurnished. Inquire of W. W. STEPHENSON, Execu-tor, M. Broadway, room 22, New York.

AT GLENDALE-LOTS ON BEAUTIFUL AVENUES, only 25 minutes from Brooklyn ferries: horse or steam cars. Loans to purchasers wishing to build. E. G. LOCKE, 139 Eighth street, near Broadway. A SUMMER HOTEL OF 80 ROOMS, DELIGHTFULLY situate 1; 30 minutes distant by Central Railroad of New Jersey: 40 trains daily; will be rented to a responsible party on invorable terms. Address A. W., box 170 Herald office.

A -133 ACRES OF CHOICE LAND IN ONEIDA A county; nice buildings and good location; price \$4,000; also 634 acres good Aulidings, \$3,000; terms easy. Apply at 288 East Thirtieth street.

OUNTRY AND SUBURBAN PROPERTY OF ALL kinds for sale, exchange and to rent; several rare argains.

39 Nassau street, room 17, New York. FARMS FOR \$390—WHOLLY ON CREDIT: LARGER Parms, with improvements, \$1(240 to \$12,00); best location for profitable investment; settling rapidly. Pamphiets free: 44 Broome street, drug store.

PARM OF 202 ACRES, NEAR MOERISTOWN, N. J., to exchange for city Property; mansion 50x50; fine barns, shade, truit; \$40,300; morteage \$5,003. J. D. CONDICT, 149 Broadway.

FOR SALE-ONE OF THE BEST FARMS IN SOMER set county, near Boundbrook station, New Jersey Central Railrond, containing 80 acres; a very desirable location; or would exchange for property in New York city worth from \$15,000 to \$15,000. For particulars address F. W. SERVIS, 20 Orchard street, Elizabeth, N. J.

FOR SALE-FOR \$15,000, AT TREMONT, A NICE House and 12 Lots of ground, fronting on three streets, grounds handsomely laid out in garden; may take \$5,000 cash and leave balance on mortgage. Inquire of L SELDNER, 243 Bowery.

FOR SALE—A BEAUTIPUL GOTHIC COTTAGE, mily turnished, with six Acres of Land; plenty of fruit and shrubbery; good well of water; periectly healthy; suitable for summer residence or a permanent home; would exchange for Property in Brooklyn. Address S. M., Herald Brooklyn Branch office. FOR SALE—CAUSE, MISPORTUNE—AT HALF ITS value and half what it cost the owner, 148 acre Farm; river flats, good for grass or grain; well fruited, good buildings. 70 miles from New York. For particulars call on owner, at John S. Pierce's office. 106 Broadway. LOR SALE THREE LOTS IN THE THRIVING VIL

FOR SALE—A MENHADEN FISH AND PERTILIZ-ing Factory, with all the Buildings, Machinery, Fish-ing Nets, &c.; situated at Barren Island, 12 miles from New York; satisfactory reasons given for selling by in-

FOR SALE OR TO LET-IN RONDOUT (CITY OF pressed brick fronts, suitable for stores and dwellings, in the centre of business. Post office, Kingston, N. Y.

FINE PARM—FIFTY-BIGHT ACRES, AT CRAN-ford, New Jersey Central Railroad, 17 miles, 32 times a day; house, 9 rooms, and numerous outbuildings; 401 apple trees, many other fruit trees; near markets, churches, schools, &c.; productive poultry and small truits; will exchange for Mortgages, &c. Address owner, C. A. LEVERIDGE.

G REENWICH, RIVERSIDE, STAMFORD.—ELEGANT Country Scats; attractive village Residences; many Farms; beautiful Building Sites; several desirable shore front Properties. Address J. W. ATWATER, siverside Station, Conn.

HOUSE OF 11 ROOMS, CARRIAGE HOUSE, &C 11 acres fine Land in thriving village in New Jerse; 24 miles, for a small house. C. A. WELLS, 201 Broadway LIME WORKS ON THE HUDSON FOR SALE-16 40,000 barrels superior stone or ground lime yearly for 65c. per barrel, delivered in New York; must be sold, Address A. McELRATH, 208 Duane street, New York. ORANGE, N. J.—ON ORANGE MOUNTAIN; LOCA tion high; very healthy; desirable neighborhood residences from \$3,000 to \$30,000; also several places near depot, A. BALDWIN, 98 Liberty street. SARATOGA HOTEL FOR SALE—A SUBSTANTIAL Strick building, thoroughly furnished and in complete running order; accommodations for 175 guesta. For full particulars apply, principals only, to A. M. BURT, 115 Liberty street, New York, or box 56 Post office, Saratoga

TWENTY ACRES OF LAND FOR SALE—AT LONG Branch, situated on proposed new avenue, near Pavilion Hotel, and within 1,200 feet of the ocean; is about the centre of Long Branch. For particulars apply to E. C. CLARKE & CO., Real Estate Agents, Long Branch.

DEN LOTS OF LAND IN TREMONT, NOW THE city of New York, 15 minutes from Grand Centra pot; will be sold very low, easy terms, one lot or the n. Apply to JEFFERSON M. LEVY, 23 Park row, om 32.

TO RENT-TWO HOUSES, VERY CHEAP; ONE AT Flushing, \$300; nicely situated and healthy; the other, with 25 acres of land, at East Rockaway, suitable for boarding house or private residence, turnished or unfurnished. Apply to owner, JOHN E. ROOSEVELT, 160 Broad way. TO RENT-AT NEW BRIGHTON, STATEN ISLAND, brick Villas, furnished and uniformished; gas, hot and cold water; gardens, lawns, stables; delightful location, 35 minutes of Wall street.

M. A. J. LYNCH, 68 Cedar street.

\$5.000. -COUNTRY SEAT FOR SALE: 8 LOTS, fine house and barn; fine view of Sound; miles from New York on New Haven Road; all trains stop; photograph at office.

E. L. & B. T. BURNHAM, 609 Hudson street. 60.000 ACRES OF GOOD FARMING AND MIN-cral Lands, in Cherokee county, North Carolina, adjoining State line of Tennessee; convenient to railways and of great prospective value; excellent for colonization purposes; for sale at \$1.50 per acre; title perfect PHALON & SLOAN. 31 East Seventeenth street.

REAL ESTATE TO EXCHANGE. PIRST CLASS FIVE STORY IRON FRONT STORE A on Broadway, to exchange for good city or subur-ban Property and some cash; this is one of the fine-buildings on Broadway, size 25x137 test, renting at \$13,00 a year, valued at \$75,000, free and clear. PHALON & SLOAN, 31 East Seventeenth street. A LOT OF MERCHANTABLE FERTILIZER TO EX-change for city or country Property near New York. Give full particulars. Address box 1,945 Post office.

A BARGAIN.—FINE RESIDENCE IN THE CITY OF Rochester for sale or exchange for House or Tene-ment Property. Owner, at Bull's itead Hotel, Twenty-fourth street and Third avenue, room B.

A LOT ON MURRAY HILL, 150 FEBT FROM FIFTH avenue, to exchange for a House, with extra ground, up town, west side. Address, with particulars, H. J., Heraid office. A FIRST CLASS NEW FOUR STORY AND BASE.

A ment high stoop brown stone Dwelling, size 25x6tx half the block; hard wood finished throughout and fracticles in every respect; No. 12 hast Seventy-fifth street; for sale, exchange for to let.

PHILIP SMITH, 133 Seventh avenue.

A MERICAN PROPERTY EXCHANGE,—New YORK,
Brooklyn, Westenester, Long Island, New Jersey
Houses, Lois, Homesteads, magnificent Residences,
Farms, Southern, Western Lands, Plantations: sale or
exchanged.

T. MANSON, 29 Broadway. A READY CUSTOMER, HAVING A VERY DESIRABLE
Tenement Property worth \$20,000 and \$50,000 cash,
wants a first class House centrally located, below Fortieth street, S. B. GOODALE & CO., No. 5 West Twentythird street, Firth Avenue Hotel.

A. FOR SALE OR EXCHANGE, LEASE OF NO. 137

expires 1831. Address C. P. CHENEY, Domestic Building. A VENUE A LOTS TO EXCHANGE FOR WATER A street improved Property, comprising the whole front between 118th and 118th streets, 8 lots, 25 feet front, at 244,000. PHALON & SLOAN, 31 East Seventeenth st.

AN EXCHANGE—SEVERAL DESIRABLE CITY
Lots, tree and clear, to exchange for improved
Property: will loan money back on the lots
PHALON & SLOAN, 31 East Seventeenth street A MADISON AVENUE FOUR STORY HOUSE AND Lot for sale or exchange for Lots or a small Place in the country. Apply to JOHN PETTRETCH, Real Estate Agent, 1,036 Third avenue.

PROOKLYN HOUSES AND LOTS TO EXCHANGE— For Horses, Carriages, Furniture, Merchandise, Farms, &c. G. W. BROWN, 135 Broadway, basement, New York, from 1 to 4 o'clock. BUILDING LOTS WITH BUILDER'S LOAN, ON prominent streets and avenues, tor sale, at reasonable prices and very long mortgages. Principals only apply to or address M. L. GUINZBURG, No. 3 Chambers street, basement.

Canal Boat.—Will Exchange 2 OR 4 LOTS, near Flishing, for a Canal Coal Boat.
A. B. Chandler, 111 Broadway, room 54, box 6,727 Post office, DEALERS IN REAL ESTATE MAKE A NOTE OF this.—For sale or exchange for building Lots in this city or Brooklyn. 6 dwelling Houses in Brooklyn, well rented and but lightly mortgaged; 2 brown stone French Flats; a fine Tobacco Farm in Connecticut, near Harford; a large Farm within the corporation limit of Albany, a fine Farm in Virginia, also a large tract of Mineral and Timber Land. For particulars apply to or address M. L. GUINZBURG, No. 3 Chambers st. basement.

PXCHANGE—SEVEN NEW HOUSES, WITH GAS
Fixtures, well rented, near Prospect Park, Brooklyn: also House on Madison avenue for first class House
or Property in New York, Address UWNER, box 5,641
Post office.

ELEGANT COUNTRY RESIDENCE FOR SALE OR exchange, with carriage house, &c., situated 40 minutes from city; will exchange for desirable City Property.

D. J. MOLLOS, 202 Broadway, room 6. EXCHANGE—A GOOD PAYING CORNER STORE Property, well rented, for a small Dwelling or cheap Lots, tree, east side; principals. 1,149 First av. FOR EXCHANGE—A SUPERIOR MANSION, WITH 10 Lots, all modern improvements, on St. Mark's avenue, Brooklyn, for city or mearby country Property.

JOHN SIEGEL, 79 Cedar street.

FOR SALE OR EXCHANGE—A HANDSOME COT-tinge House, with all modern improvements, on Clinton avenue, Brooklyn; grounds 20x100; or would ex-change for a larger House in a good location, Address box 134 Herald office.

TOR SALE OR EXCHANGE—TWENTY-FIVE ACRES, valued at \$30,000, situated about one mile from New Brunswick, on this side of the river, about 1,800 feet on the main road to Amboy: elegantly situated rob utiliding purposes and improvements, all the ground adjoining it and between it and New Brunswick is laid out in beautiful avenues, and is now test being taken up and, but upon, as high as \$4.00 per acres taken up and, but it. Will exchange for particular reportly in New York, Jersey Oliv or Brooking. There is a mortgage of \$15,500 on the plot, leaving equity value of \$16,500. Apply 4t Ne. 7 Warren street, room No. 5.

REAL ESTATE TO EXCHANGE TOR SALE OR EXCHANGE—A DESIRABLE COUNTY Residence and is acres, situated about one mile from the centre station at Rahway and about one quarter mile from depot at Haughton Ville, and about one mile from depot at Avonelle, on the Amboy Raitroad; one of the handsomest places in the vicinity; about two acres of beautiful tail oaks in rear of house, fine garden; young apple orchard, cherry and poar tees growing finely; good barn and outsulidings; chicken yard of about one acre; the, large brook skirting the rear of the premises; fine grape arbor and young vines; valued at cost, in cash, \$23,00; mortgage, \$6,000; equity, \$17,00, will exchange for good House in New York city. Apply at No. 7 Warren street, room 3.

FOR SALE—OR EXCHANGE FOR JERSEY PROP rooms, and two Lots: situated in suburbs of Brooklyn convenient to cars. Address B. D., Herald office. OR SALE CHEAP-EXCREDINGLY EASY TERMS
Two new first class Tenements in this city, we I. Two new first class Tenements in this city, we resuled; would take a good Second Mortgage not have long to run, or near by Westchester Property and I ance cash. Principals only need apply to the owner. E. M. MASON's office, No. 7 Chambers street.

FOR SALE OR EXCHANGE-FOR IMPROVED CITY Property, a fine Country Seat in Westchester country one hour from city.

W. G. MACKAY,
202 Broadway, room 4.

FOR SALE OR EXCHANGE—MANUFACTURING Property: half way between New York and Phila-leiphia, on canal and rairroad, with dock and siding; to horse steam power; large building; six acres of land. Address W. H. B., box 3,293 Post office.

FOR SALE OR EXCHANGE—A FINE MANSION AND two acres of Land, beautifully laid out, at Tremont, HENNESSY & POPPER, 940 Third avenue.

POR SALE OR EXCHANGE—AN ELEGANT HOUSE, if Brooms, all improvements, first class outbuildings, with 32 acres of beautiful land fronting on the Passaic River at Believille, N. J., seven miles from New York; suitable for laying out in building plots; only 345,000 terms to sait purclaser; or will exchange for New York or Brooklyn Real Estate lightly encumbered.

J. M. GIBSON, 31 Montgomery street, Jersey City.

FOR SALE—OR EXCHANGE FOR CITY RESI-dence, the best 100 sere Farm in Rockland county, Stock, &c. : also Cottage House, with five Lots, at Ford-ham. Apply to C. A. BERRIAN, 162 Broadway, room 15.

FOR SALE OR EXCHANGE-90 ACRES LAND IN IN

FOR SALE OR EXCHANGE—ON REASONABLE terms, a fine four story brown stone. House, including carpets, gas fixtures, &c.; centrally located in New York; or would exchange for small Houses or a good paying Tenement Property. Address ASA HALL, 15 Ann street, store.

FOR SALE OR EXCHANGE—FOR CITY OR COUN.
Ity Property, a large Hotel and Park (picnic grounds) in this city; a rare chance for a good business man. Address W. C., box 122 Heraid office. FOR SALE, EXCHANGE OR RENT-COTTAGE House, 19 rooms, shade and fruit trees, quarter acre, near depot. 50 minutes from New York; terms easy. Ad-dress GIBBONS, box 484 Fost office.

FOR SALE-OR EXCHANGE FOR ONE OR MORE Dwelling Houses, a fine Plot of Lots in the Nineteenth ward.

HENNESSY & POPPER, 940 Third avenue. FARM OF 125 ACRES-NEAR THE MIDDLE OF PARM OF 100 ACRES, NRAR SPRINGFIELD, MASS,, with a brown stone Store on Fulton street, Brooklyn, for tenement property in New York or Brooklyn, re-opportunity. Till sold call on H. L. RIDER, 39 Pine st. HANDSOME FRENCH ROOF HOUSE, IN BROOK-lyn, filled with brick, eleven rooms, contaming modern improvements, exchange for Elizabeth Property, about same value, \$6,500.

B. DUNN ALLEN, 208 Broadway.

L ONG BRANCH COTTAGE—ELEGANTLY FUR-lot 175x290; icehouse and stables; price \$28,00; mortgage \$6,000. J. D. CONDICT, 149 Broad way. SPLENDID FARMS AND LOTS IN NEW YORK AND Jersey for city Property, Western and Southern Lands and Brooklyn Houses for country or city Property. MADOX, 42 John street. TO EXCHANGE—A THREE STORY HIGH STOOP Frown stone House, on Thirty nint street, near Seventh avenue, tor a full width four story brown stone House, below Central Park and near Pitth avenue. JOHN McCLAVE, No. 1 Pine street.

TO EXCHANGE-AT YONKERS, FOR DESIRABLE New York Property, a fine Residence on the bank of the river; over quarter acre of land; fine shade, and seven minutes from depot.

A. B. HOYT, 1343 Broadway, New York, from 11 to 3 o'clock. TO EXCHANGE—AT YONKERS, A CORNER SA-loon; good stand on main street of the city. A. B. HOYT, 243 Broadway, New York. TO EXCHANGE—HOUSES AND LOTS AND BONDS, for cheap Farms and Lands; brick Houses for \$500 cash; \$50,000 in sums to suit.

50 Broad street, room 4.

TO EXCHANGE—A BLOCK OF THREE STORY brown stone Houses for Railroad Bonds or other good security. CHARLES H. TODD, 70 Beaver street, from 11 to 3 o'clock.

TO EXCHANGE—A COUNTRY SEAT, AT NEW Brunswick, N. J., ten acres of land, house, all modern improvements; stable, lodge and other out buildings; grounds splendidly laid out; plenty of shade and fruit trees; will exchange the above for a House in the upper part of the city. P. S. GOLDEN & CO., 957 Sixth av. TO EXCHANGE—FOR A MODERN HOUSE IN THE neighborhood of Fourteenth street and Eighth avenue, 14 Acres of town property at Cranford, on N. J. Central Railroad, 50 minutes from New York, and some cash. Address OWNER, 356 West Fourteenth street.

To EXCHANGE FOR SUBURBAN PROPERTY OR Railway Bonds—Several modern brown stone private Dwellings; choice locality; also other properties for sale or exchange.

M. EHRENREICH, 81 Cedar street. TENEMENT HOUSE AND LOT IN HARLEM—EQUITY \$6,700, to exchange for a Farm within fifty miles of New York city, or will take Westchester Lots; some eash will be given; no rancy prices will be paid and no attention given to bogus real estate agents; I mean business and will give a good trade. Call on or address GEO, JACOBI, No. 5 Chambers street, room No. 2.

WANTED-TO EXCHANGE GOOD CITY PROPERTY for a place on the Sound or Westchester county.

Address CONFIDENTIAL, box 225 Herald office. WILL EXCHANGE—GOOD REAL ESTATE IN NEW York or New Jersey, for good Bonds or Stock. Address CONFIDENTIAL, box 225 Herald office.

WANTED-A HOUSE OR SOME ROOMS, IN OR out of the city, in exchange for a good Piano.
O. E. PEER, 159 East Twenty-sixth street, N. Y.

W ANTED TO LEASE—WITH PRIVILEGE OF BUY-ing, a small Farm, with stock, or will exchange de strable Brooklyn Property for an unencumbered Farm or House in Philadelphia or elsewhere; equity to give is \$4,000 in house worth \$8,000. Address WM. MILLER, 945 Broadway. \$2,000. -FARM AT MASTHOPE, 50 ACRES, WITH \$2,000. small buildings, to exchange for Planos, Watches, Jewellery, Horses and Buggles: farm is free and clear. PLATAU, 51 Cedar street, room 4, from 12 to 4.

\$18.000. -CHOICE LIBRARY, MODERN BROWN gaged; unencumbered Lots in Ormaha, Neb.; all or part for nearby Real Estate; cash basis.

MILTON B. CLAPP, 198 Remson street, Brooklyn. \$25.000. SPLENDID PAYING BUSINESS FOR Real Estate not heavily encumbered. Only those wanting legitimate business to carry on address DAVIS, box 103 Herald office.

\$60.000. -EXCHANGE, ON THE BANKS OF and Farm, 29 acres. Only principals inquire 73 Beekman street, third floor, from 12 to 4 o'clock. \$1.150.000 WORTH OF PRIVATE BROWN stone Houses to exchange for good Building Lots; the houses are in the best part of the city. MARTIN DUNN, 292 Broadway.

A HOUSE AND LOT WANTED TO PURCHASE—NOT below Twentieth nor above Thirty-fourth street, between Fourth and Sixth avenues. State locality, condition and terms. No agents need apply. Address HOUSE, box 167 Herald office.

CREENWOOD.—WANTED. A LOT. FULL SIZE, 18327. Address stating lowest cash price, GREENWOOD CEMETERY, Herald office.

WOULD LIKE TO BUY OUT A SMALL COUNTRY Store, on time, for about \$3,000. Any party having one to sell, and who can wait for a couple of years for the cash, letting the money remain at 16 per cent interest, and which will be secured, please address WANTED, box 183 Herald office. Northern part of State preferred. I WANT TO RENT IN BROOKLYN, NEAR CITY value not over \$8,000; good neighborhood. Address H. B. D., Herald Uptown Branch office.

OWNERS OF PROPERTY DESIROUS OF SELLING and willing to make a sacrifice commensurate with the times, can find purchasers by applying to W. J. HARPER, 802 Third avenue. PEAL ESTATE WANTED.—THE UNDERSIGNED least 50x100 feet, on Sixth or Seventh avenue or adjacent thereto, between Fourteenth and Thirty-fourth streets, on which the owners will erect a store suitable for retailing furniture. If required we will advance a portion of the cost of the building, GEO, C. FLINT & CO., 306 Hudson street, New York.

WANTED-A PLACE OF PROM THREE TO PIVE acres in either of the new wards, for which \$25,000 cash will be paid; a good house and stable indispensable. Address HYDE, Stevens House, 27 Broadway.

WANTED-BETWEEN EIGHTH AVENUE AND Hudson River, Seventy-fifth street and Williams-bridge. 2 to 6 Acres, for manufacturing purposes; must be very cheap. Address K. O., box 3.131 Fost office. WANTED-ON FIFTH AVENUE, BELOW FIFTY-ninth street, a high stoop House and Lot; will pay \$70,000 cash for same. Address PURGHASER, box 140 Herald Uptown Branch office. WANTED-A NEAT TWO STORY AND BASEMENT Dwelling, at a low figure and on easy terms, in Brooklyn, E. D., not too far from the ferries. Address A. C., care of A. M. Cerf, 26 John street, New York. WANTED TO PURCHASE—FOR STRICTLY RESPON-sible parties, eligible Building Lots in this city, with or without builder's loan. Owners only please ap-ply to or address M. L. GUINZBURG, No. 3 Chambers street, basement REAL ESTATE WANTED.

WANTED—A THERE OR FOUR STORY MODER: brown stone House, 16.8 to 29 feet wide, in a goo locality, between eth and Madison avenues, north of 28 street and south of 74th st., not to exceed \$30,000; no ob-section to Columbia leasehold, ready to pay \$15,000 cash Address W. W., box 19t Herald office.

WANTED-MEDIUM-SIZED DWELLING BELOW Forty-second street, value about \$30,000 in exchange for elegant large brown stone Residence, trimmed in cabinet work, fine location, up town, near Park, valued at \$55,000; good chance for a party wishing to move up town in a fashionable neighborhood to put their old hense in as part payment; no money wanted, terms accommodating. Address the owner, M. A. R., Herald

WANTED IMMEDIATELY—FOR CHEMICAL PUT:
poses, one story brick or wood Building, alongside
of the water (Hudson River preferred), with small or
middle stage Boiler, water and accommodations to load
and unload. Address A. L., Heraid office.

WANTED TO PURCHASE OR TO LEASE-A CORNER WANTED TO PURCHASE—ON EASY TERMS, A small House up town, not above righty-sixth street address INSTALMENTS, Herald office.

WANTED TO PURCHASE—A FIRST CLASS HOUSE, not less than 22 feet front, located between Madison and Sixth avenues and not below Forty-sixth street; will pay from \$35,000 to \$40,000. Address box 415 Post office.

WANTED TO PURCHASE—A MODERN BUILT House, between Thirtneth and Forty-second streets and Fifth and Park avenues. Address VOORHEES, Herald office, stating particulars and price.

WANTED TO PURCHASE FOR CASH CUSTOMER— A brown stone Dwelling, about 20 feet wide, in good order, below Sixty-fitth street, west of Third avenue. Owners apply to or address M. L. GUINZBURG, No. 3 Chambers street, basement. PIANOFORTES, ORGANS, &C.

RARE CHANCE.—FOR SALE CHEAP, A NUMber of second hand Steinway, grand, square and ght Planos, some of them nearly new also a number instruments of other first class makers. STEIN. -\$200-MAGNIFICENT AGRAFFE ROSEWOOD overstrung Planoforte, carved legs. &c.; latest im-rements: july guaranteed. Also Plano and Stool, \$50. GOLDSMITH'S, 26 Bleecker street, near Bowery.

A T 27 UNION SQUARE—HAINES BROTHERS WILL offer their fine assortment of first class Pianoiortest prices which cannot fail to suit the times. New Planos rent and rent applied toward purchase if desired. Old ianos taken in exchange. HAZELTON PIANOFORTE, 7 OCTAVE, OVER-strung: every improvement; great sacrifice; a titul rosewood Pianoforte. only \$100; sold for want loney, at No. 13 Waverley place, near Broadway.

A MAGNIFICENT ROSEWOOD 754 OCTAVE, FOUR A round corners, grand square natent agrafte Planorte, nearly new, fully guaranteed, cost \$1,000, for \$250, cash; \$500, Cover: has box for shipping; satin brocated Parlor Suit, cost \$500, for \$250; one do. \$50; parlor chamber, dining Furniture, sacrifice. Residence 104 East Twenty-fifth street, one door east of Fourth avenue. Gall this day (Sunday) or Monday.

A PRIVATE FAMILY, DECLINING HOUSEKEEP.

Along, will sell for each magnificent Chickering & Son
Orte, in use 8 months, cost \$1,000, for \$250; Stool, Cover,
Music Cabinet, Call private residence 120 West 23d street.
N. B.—Also entire Household Furniture.

A LADY WILL SELL WEBER GRAND PIANO-forte, cost \$1,400, less than half; 7½ octave, over-strung bass; carved case and legs, nearly new; also chickering 7 octave upright Pianoforte. 28 Third street, near Bowery. A CHANGE TO PURCHASE A DECKER & BROS.
Plannforte at a sacrifice—An elegant 7½ octave,
four round, rosswood Plano. having all improvements,
richly carved case; cost \$975, for \$250. Call this day or
Monday. Private residence, 210 West 21st st.

A MAGNIFICENT 75 OCTAVE ROSEWOOD PIANO-lorte for sale—Four round corners; made order, ceiebrated maker; fully guaranteed, used 6 months, cost \$1,300, for \$275; Parlor, Chamber, Dining Parenture, sacrifice; property annily leaving city, 36 West 15th st., near 5th avenue. Can be seen this day. BURDETT ORGANS. WHEELOCK, General Agents, 14 East Fourteenth street. CHRISTIE'S UNRIVALLED PIANOS, WHOLE-factory, 78 Barrow street, near Hudson. Send for circular.

CHURCH ORGAN (SECOND HAND) FOR SALE—3

CHURCH ORGAN (SECOND HAND) FOR SALE—3

and tried at HILBORNE L. ROOSEVELT'S organ factory, No.46 West Eighteenth stroet; also for sale, a fine
Organ Case, Roman architecture. J. P. HALE IS MAKING 25,000 PIANOFORTES FOR the trade at half price; money and stock advanced to small makers as usual for their Pianos. Thirty-first street and lenth avenue.

PIANOS.—A GREAT VARIETY TO RENT OR SELL: rent applied to purchase. Prices to suit the times at M. M. MERRELL'S, No. 8 Union square, 165 Fourth avenue. WANTED TO PURCHASE—A GOOD TONED UP-right Plano, new or second hand; must be a bar-gain. Address, for a week, ALL CASH, box 144 Heraid

200 PIANOS AND ORGANS, OF FIRST CLASS instalments, or for rent, in city or country, during this financial crisis, by HORACE WATERS & SON, 481 Broadway, than ever offered before in New York.

FURNITURE.

-A .- FURNITURE AND BEDDING. We are positively selling every article in our line, from

from H. B. C. & Co. their entire stock of Ferry's Cotelines, Satines, Brocateis, &c., at an immense reduction, which we desire our patrons to reap the advantage of.

Principal warerooms, 388, 390 and 392 Hudson street, corner of Houston street. Branch—1,028 Third avenue, corner of Sixty-first street. Factories—276, 278, 280 and 284 West Houston street.

G. & S. HEYMAN & MACK.

A GREAT SACRIFICE FOR ANY REASONABLE offer,—Magnificent latest style satin brocade Parlor Suit. cost \$30. for \$300; one do., \$150; brocatel and rep Suits, \$50, \$50 and \$35; Paintings, Mirrors, 7% octave grand square rosewood Fianoforie, \$250; chamber, library, dining Furniture, Carpets; burgans for eash; tamily leaving city. Residence 104 East Twenty-flith street, one door east of Fourth avenue. Call this day (sunday) or Monday. (Sunday) or Monday.

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Furniture,
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Antique and modern Purniture, Bronzes, Clocks, Mircors, China and Glassware: Office and Parlor Deska, Planos, Parlor Organs, Oil Paintings, iron Saics, Carpets, Articles of Vertu, Gold and Diamond Jowelry, &c., &c., articles of Vertu, Gold and Diamond Jowelry, &c., &c., articles are all and parlor of the parlor organs, Oil Paintings, iron-bining together a valuable collection not to be found in any similar establishment in this country. Residents of this city and vicinity and visiting strangers are requested to inspect our stock. No trouble to show goods. Articles of all kinds received on commission for sale; charges paid for zoods on storage elsewhere and owners accommodated with cash advances on terms to suit. Every description of goods bought, sold or exchanged on liberal terms. Orders to purchase articles elsewhere will be faithfully executed.

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HURNITURE, CARPETS, BOOKS AND LIBRARIES bought for cash—Oil Paintings, Antiques; also 50,000 volumes of Books for Sale. No. 4 University place, between Eighth street and Washington square. GOOD SECOND HAND AND MISFIT CARPETS, ALL sizes, rich patterns and fine qualities; English Brussels, three-ply and ingrain, very cheap, at the old place, 112 Fulton street, between William and Nassau.

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